



# Memorandum

TO: CITY COUNCIL

FROM: Mayor Chuck Reed  
Councilmember Kansen Chu

SUBJECT: SEE BELOW

DATE: December 10, 2010

APPROVED:   


DATE: 12/10/10

**SUBJECT: REZONING REAL PROPERTY LOCATED AT THE SOUTHWEST CORNER OF EAST BROKAW ROAD AND OLD OAKLAND ROAD**

## **RECOMMENDATIONS:**

Approve the Planned Development Rezoning with the following modifications:

- a. Modify the Development Standards to include no more than 30 units of single-family detached residential uses as a part of the development;
- b. Direct staff to report back to City Council by no later than March 2011 with a comprehensive evaluation of the North San Jose Phase 1 units inventory to include:
  - i. An update on the status and schedule of residential projects currently in the permit process and anticipated to break ground as specified in the Satisfaction Agreements; and
  - ii. A process by which surplus capacity if available can be reallocated and distributed to development projects currently not in Phase 1, and which could further the goals of the North San Jose Vision 2030 Policy

## **BACKGROUND:**

We appreciate the tremendous ongoing efforts of our City and Redevelopment Agency Jobs and Revenue Generation Team in aggressively pursuing development proposals in North San Jose that would induce construction jobs, tax increment and General Fund revenues in the near term and promote economic activity, livability and vitality in the long term to support the City's overall goals for North San Jose.

The proposed project at the southwest corner of East Brokaw and Old Oakland Roads is within the North San Jose Vision 2030 Policy boundaries, but it cannot proceed at this time without the reservation of unit allocations. The modifications outlined above could make the project more feasible by broadening the range of residential product type on site. Providing reasonable certainty for the developer to make the necessary financial commitments now to move to the next stage of development permits is also important, so that construction of the proposed residential development could occur in the event that Phase 1 units can be allocated to this project in the future.